

**RESOLUTION FOR THE CONVEYANCE OF COUNTY PROPERTY TO  
MCGEE CORPORATION FOR ECONOMIC DEVELOPMENT PURSUANT TO  
N.C.G.S. § 158-7.1**

WHEREAS, Union County owns approximately 89 acres of property off of Goldmine Road, near the intersection of Goldmine Road and Price Short Cut Road, in Union County, as such property may be more particularly referenced as Union County Tax Parcel #09372003D (the “Original Property”); and

WHEREAS, the Original Property was previously acquired by Union County for an industrial park or to be held for resale for industrial or commercial use, pursuant to N.C.G.S. § 158-7.1; and

WHEREAS, N.C.G.S. § 158-7.1 authorizes a county to convey real property by private negotiation and sale property acquired for an industrial park or held for resale for industrial or commercial use; and

WHEREAS, the McGee Corporation, their subsidiary or affiliated entity, (collectively “McGee”) desires to purchase 60.97 acres of the Original Property, as such parcel is shown as Lot 2 on the attached Exhibit A (the “Property”), for industrial or commercial use, including the construction of an approximate 366,000 square foot manufacturing facility, and the purchase and installation of new production equipment; and

WHEREAS, McGee’s purchase of this land is in concert with the County’s economic development objectives, which are the stimulation of the local economy, growth of the tax base, promotion of business, and creation of job opportunities within Union County; and

WHEREAS, a public hearing was held on June 16, 2026, to consider whether to approve the conveyance of the Property to McGee; and

WHEREAS, this Resolution supersedes and replaces the prior resolution adopted December 8, 2025; and

WHEREAS, the Board of Commissioners deems it wise to convey the Property to McGee by private negotiation and sale, for the consideration noted herein, pursuant to authority set forth in N.C.G.S. § 158-7.1, along with all other applicable law.

NOW, THEREFORE, the Union County Board of Commissioners resolves as follows:

1. The Board of Commissioners hereby authorizes the sale of the Property by private negotiation and sale to the McGee Corporation, their subsidiary or

affiliated entity, for the sum of Four Million One Hundred Thirty-Six Thousand Six Hundred and Fifty and 00/100 Dollars (\$4,136,650.00).

2. The Property will be used for an industrial project and will stimulate the local economy, promote business, and result in a prospective \$40,000,000 in new capital investment, and the creation of thirty-five (35) new jobs with a probable hourly wage of \$30.28 per hour for employees at the Property.
3. The fair market value of the interest to be conveyed is Four Million One Hundred Thirty-Six Thousand Six Hundred and Fifty and 00/100 Dollars (\$4,136,650.00), subject to all easements, right of ways, and other restrictions of record.
4. The County Manager, or his designee, is authorized to execute any and all documents necessary to convey the Property to McGee, including execution of any amendments to, and ratifications of, previous agreements and documents related to this transaction.

Adopted this the 16<sup>th</sup> day of June, 2026.

ATTEST:

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Lynn G. West, Clerk to the Board

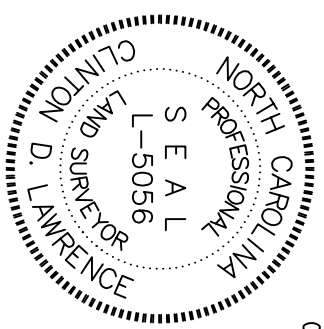
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Chair  
Union County Board of Commissioners

**Flood Certification**  
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 37105418001, dated 10/16/2008, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

**Certificate of Survey and Accuracy**  
State of North Carolina, Union County  
I, Clinton D. Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book 145, Page 3200); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.  
That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.  
Witness my original signature, registration number and seal this the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

**PRELIMINARY**  
Clinton D. Lawrence, NCPLS L-5056



STATE OF NORTH CAROLINA COUNTY OF UNION  
I, \_\_\_\_\_ Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date \_\_\_\_\_ Review Officer \_\_\_\_\_  
Certificate of Approval - Exempt  
This survey is not subject to the Subdivision Regulations of the City of Monroe. No approval is required.

Subdivision Administrator \_\_\_\_\_ Date \_\_\_\_\_  
Certification of Ownership and Dedication

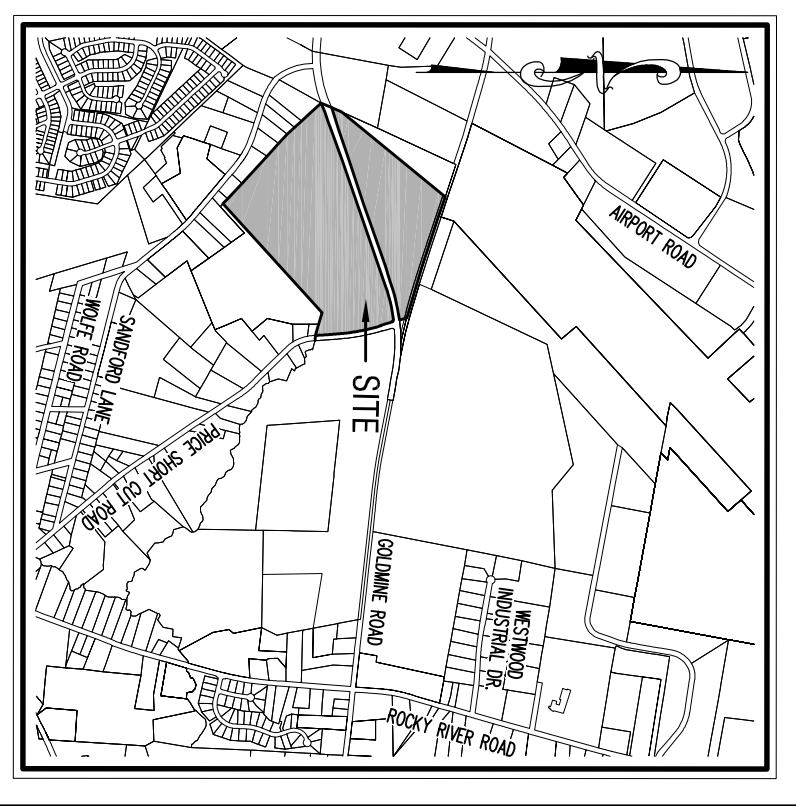
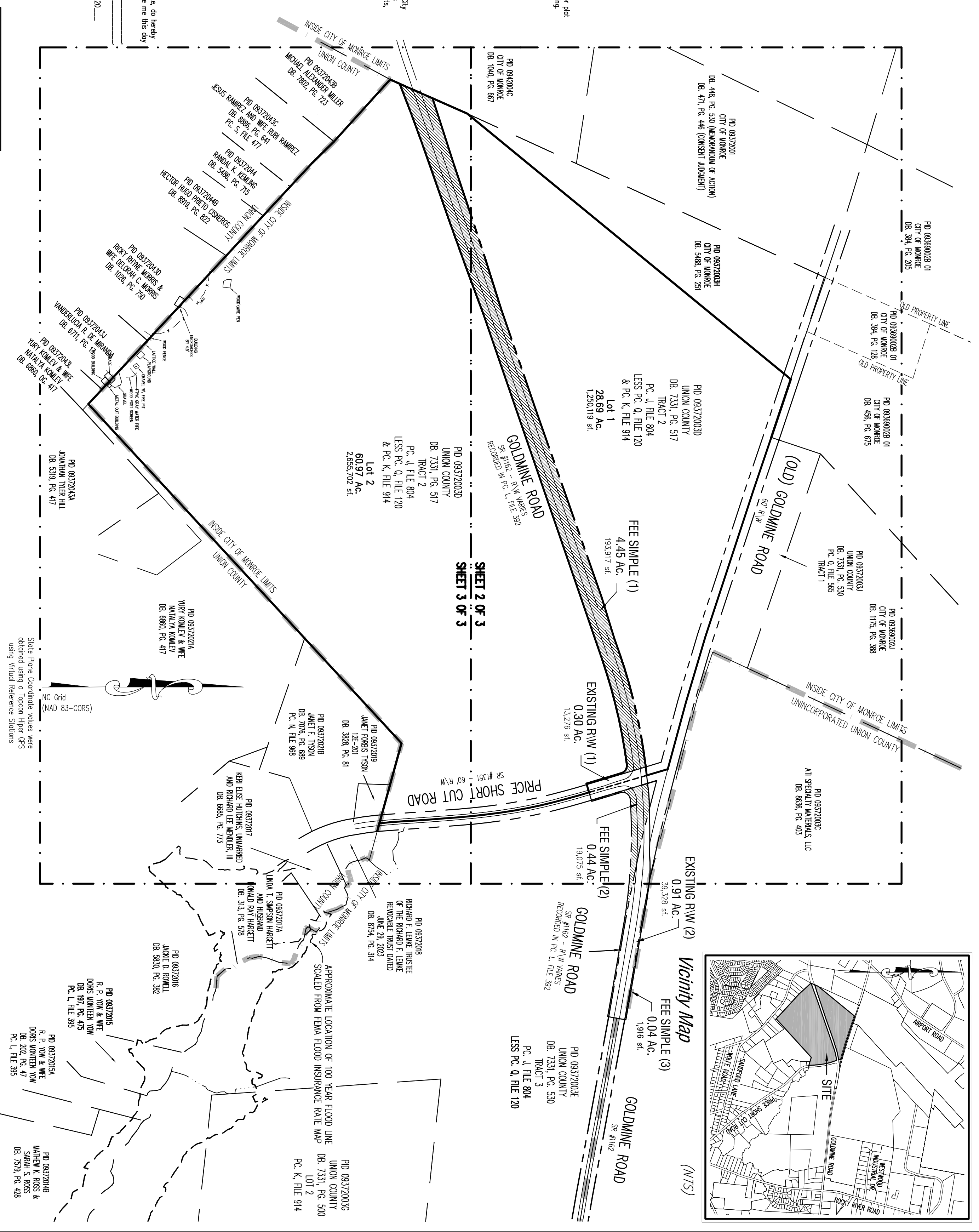
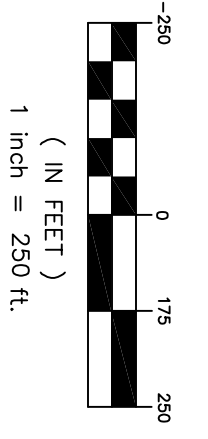
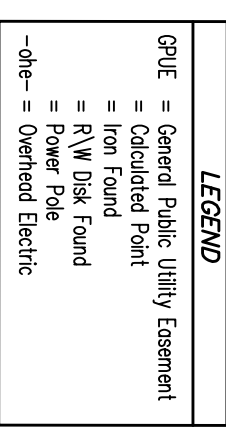
I hereby certify that Union County is the owner of the property shown and described herein, that the property is within the subdivision jurisdiction of the City of Monroe and that Union County hereby adopts this plan of subdivision with its free consent and hereby establishes all lots and dedications to the public all streets, alleys, easements, walks, parks and other open spaces as shown hereon unless otherwise noted as private.

Union County \_\_\_\_\_  
By: \_\_\_\_\_ County Manager \_\_\_\_\_  
Print name above  
Attest: \_\_\_\_\_ Clerk to the Board of Commissioners  
Lynn G. West  
(Corporate Seal)

STATE OF NORTH CAROLINA COUNTY OF UNION  
I, \_\_\_\_\_ a Notary Public for said County and State do hereby certify that \_\_\_\_\_ and that he (or she) is \_\_\_\_\_ personally appeared before me this day being authorized to do so, executed the foregoing on behalf of \_\_\_\_\_ of \_\_\_\_\_ and acknowledged that he (or she) is \_\_\_\_\_ personally appeared before me this day  
Witness my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary \_\_\_\_\_  
My commission expires: \_\_\_\_\_ 20\_\_\_\_ (Seal)

- NOTES**
1. Acres computed using coordinate geometry.
  2. This map was prepared without the benefit of a title search. Survey subject to full title search.
  3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
  4. All distances shown are horizontal ground distances.
  5. Raker set of all corners unless otherwise noted.
  6. Broken lines indicate property lines not surveyed.
  7. All adjoining property owner information is taken from current deeds and tax records and one considered as "New or Formerly".
  8. Lawrence Associates makes no guarantees to the completion or to the nonexistence of spilt areas.
  9. Other underground utilities may exist but their locations are not known.



**ZONING:**

ZONED: G1  
 YARD REQUIREMENTS:  
 SETBACK (STREET) - 25'  
 SIDE YARD - 10' (50' IF ADJUTING, RD.  
 REAR YARD - 25' (50' IF ADJUTING, RD.  
 MINIMUM LOT WIDTH - N/A  
 MINIMUM LOT AREA - N/A  
 MINIMUM LOT COVERAGE - N/A  
 MAX. BUILDING HEIGHT - 63'

**CURRENT OWNER:**

UNION COUNTY  
 500 N. MAIN STREET  
 MONROE, NC 28112



State Plane Coordinate values were obtained using a Topcon HiPer GPS using Virtual Reference Stations

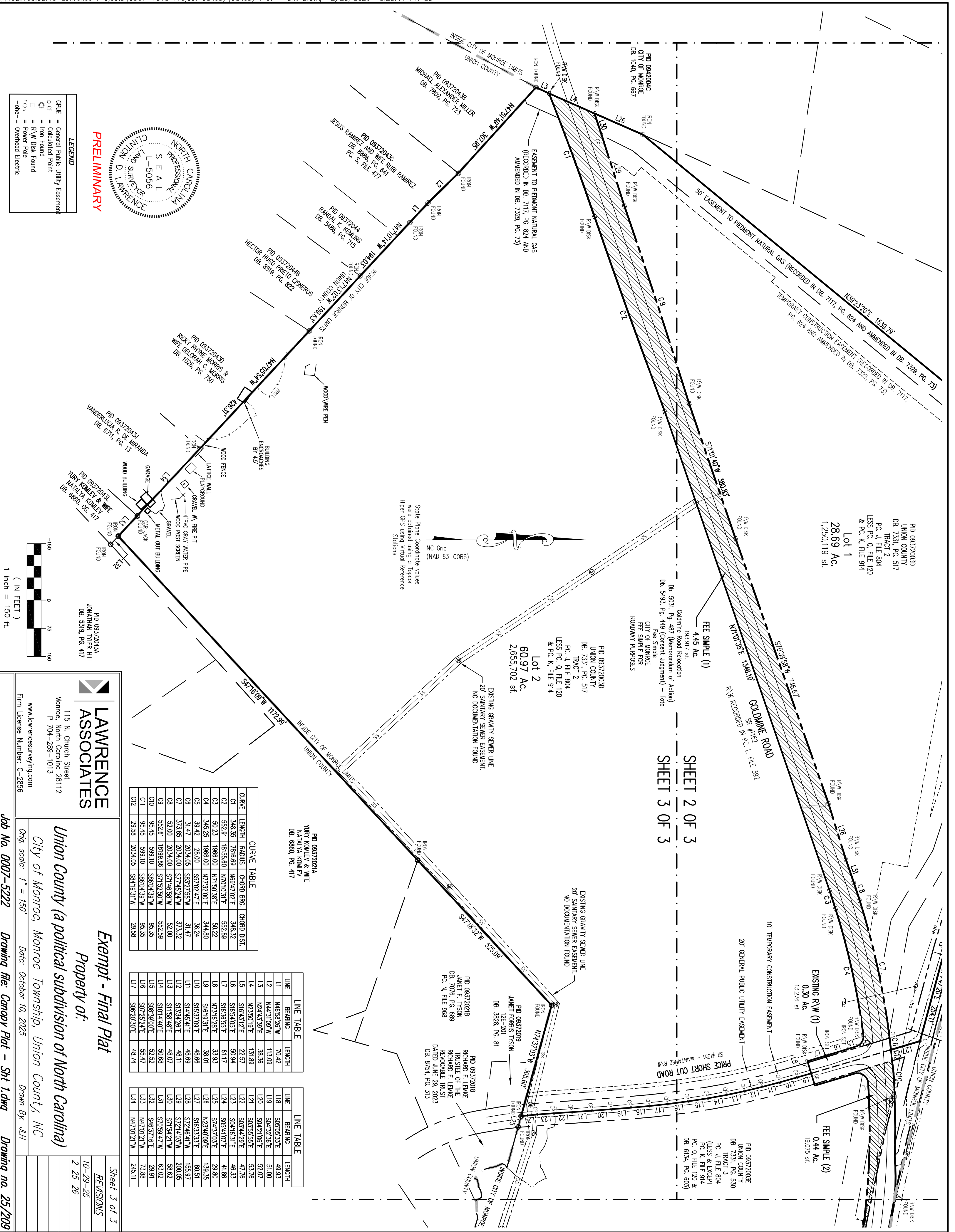
**LAWRENCE ASSOCIATES**  
 115 N. Church Street  
 Monroe, North Carolina 28112  
 P 704-289-1013  
 www.lawrencesurveying.com  
 Firm License Number: C-2856

**Exempt - Final Plat**  
 Property of:  
**Union County (a political subdivision of North Carolina)**  
 City of Monroe, Monroe Township, Union County, NC

Orig. scale: 1" = 250' Date: October 10, 2025  
 Drawn By: JHJ

Sheet 1 of 3
REVISIONS
10-29-25
2-25-26





PID 093720030  
UNION COUNTY  
DB: 7331, PG. 517  
TRACT 2  
PC, J, FILE 804  
LESS PC, Q, FILE 120  
& PC, K, FILE 914  
Lot 1  
28.69 Ac.  
1,250,119 sq. ft.

PID 093720030  
UNION COUNTY  
DB: 7331, PG. 517  
TRACT 2  
PC, J, FILE 804  
LESS PC, Q, FILE 120  
& PC, K, FILE 914  
Lot 2  
60.97 Ac.  
2,655,702 sq. ft.

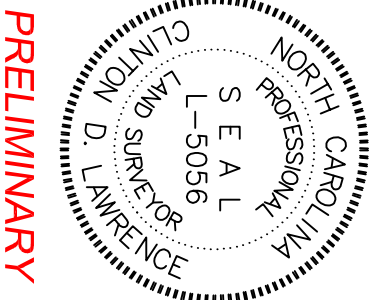
FEE SIMPLE (1)  
4.45 Ac.  
Goldmine Road Redirection  
193,917 sq. ft.  
SR #162  
SR #162, L, FILE 392  
R/W RECORDED IN N.C. PC, L, FILE 392

FEE SIMPLE (2)  
0.44 Ac.  
19,075 sq. ft.

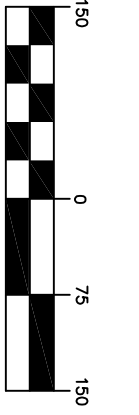
State Plane Coordinate values  
were obtained using a Topcon  
HiPer GPS using Virtual Reference  
Stations  
NC Grid  
(NAD 83-CORS)

**LEGEND**

- GPUE = General Public Utility Easement
- o CP = Calculated Point
- o IF = Iron Found
- o RWF = R/W Disk Found
- o P = Power Pole
- o -e = Overhead Electric



**PRELIMINARY**



**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	348.35	7816.69	N69°47'02"E	348.32
C2	552.91	18155.60	N70°10'31"E	552.89
C3	50.23	1985.00	N77°30'38"E	50.22
C4	345.25	1985.00	N77°32'00"E	344.80
C5	39.42	28.00	S57°02'47"E	31.47
C6	31.47	2034.05	S83°27'55"W	31.42
C7	373.85	2034.05	S77°45'24"W	373.32
C8	52.00	2034.00	S71°46'58"W	52.00
C9	552.61	18199.86	S71°52'50"W	552.59
C10	95.45	599.10	S86°04'38"W	95.35
C11	95.45	599.10	S86°04'38"W	95.35
C12	29.58	2034.05	S84°19'31"W	29.58

PID 09372021A  
YURY KOMLEV & WIFE  
NATALYA KOMLEV  
DB: 6860, PG. 417

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N46°58'26"W	70.42
L2	N44°31'09"W	113.09
L3	N24°43'39"E	38.36
L4	N23°50'19"E	131.89
L5	S16°43'12"E	22.57
L6	S16°54'05"E	50.94
L7	S16°36'55"E	61.17
L8	N73°16'29"E	33.93
L9	S16°19'31"E	48.66
L10	S16°37'09"E	36.01
L11	S16°45'41"E	48.69
L12	S13°34'26"E	48.11
L13	S17°38'48"E	48.07
L14	S10°14'40"E	50.68
L15	S08°39'00"E	52.52
L16	S07°25'24"E	55.47
L17	S06°20'30"E	48.74

**LINE TABLE**

LINE	BEARING	LENGTH
L18	S05°05'33"E	49.93
L19	S04°32'36"E	51.00
L20	S04°21'06"E	52.07
L21	S03°44'29"E	47.76
L22	S03°44'29"E	46.33
L23	S04°16'31"E	46.33
L24	S05°41'07"E	41.86
L25	S74°37'03"E	28.80
L26	N23°40'09"E	139.35
L27	S72°46'41"W	155.97
L28	S72°46'41"W	80.51
L29	S72°14'03"W	200.05
L30	S71°34'21"W	58.62
L31	S70°59'47"W	63.02
L32	S46°37'16"E	29.91
L33	N47°01'21"W	73.88
L34	N47°01'21"W	245.11

**LAWRENCE ASSOCIATES**  
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Sheet 3 of 3  
REVISIONS  
10-29-25  
2-25-26

Job No. 0007-5222 Drawing file: Canopy Plat - Sht 1.dwg Drawing no. 25/209  
Orig. scale: 1" = 150' Date: October 10, 2025 Drawn By: JHH

SHEET 2 OF 3  
SHEET 3 OF 3